

FINAL ACTION MEMO Planning Commission Work Session and Regular Meeting of September 26, 2023	
<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
1. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 4:00 p.m. by Vice-Chair Missel. PC members present were: Mr. Missel, Vice Chair; Mr. Bivins; Mr. Murray; Ms. Firehock; and Mr. Carrazana; Mr. Moore (arrived at 4:06 p.m.) PC Member absent: Chair Clayborne Staff members present were: Kevin McDermott; Andy Herrick; Scott Clark; and Carolyn Shaffer (via Zoom) 	
2. Work Session 2a. ZTA202300006, WPTA202300002 & STA202300003 Riparian Buffer Overlay District Process The Commission reviewed proposed County Code amendments to create the Riparian Buffer Overlay District proposed by the Stream Health Initiative, and public input on the proposed ordinance changes. The Planning Commission provided input regarding the issues raised by the public input, to guide upcoming staff revisions to the draft ordinances. (Scott Clark)	<u>Clerk:</u> None
Recess	
3. Call to Order. <ul style="list-style-type: none"> Meeting called to order at 6:00 p.m. by Chair Clayborne. PC members present: Mr. Clayborne, Chair; Mr. Missel, Vice Chair; Mr. Bivins; Mr. Murray; Ms. Firehock; and Mr. Carrazana; Mr. Moore Staff members present were: Kevin McDermott; Andy Herrick, Margaret Maliszewski; Cameron Langille; and Carolyn Shaffer (via Zoom)	
4. Other Matters Not Listed on the Agenda from the Public.	<u>Clerk:</u> None
5. Consent Agenda	<u>Clerk:</u> None
6. Public Hearings	
6a. SP202300007 Home Depot Outdoor Storage, Display, and Sales MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL: 06100000013200 LOCATION: 1531 Rio Rd. East PROPOSAL: Request for a special use permit to establish outdoor storage, display and sales	<u>Clerk:</u> Forward the Planning Commission's recommendations to the Board of Supervisors ahead of the Board's public hearing on this proposal.

of merchandise.
 PETITION: Outdoor storage, display and sales serving or associated with a permitted use in accordance with Section 30.6.3.2(b) of the Zoning Ordinance on approximately 12.4 acres. No dwelling units proposed.
 ZONING: Planned Development Shopping Center (PDSC) which allows shopping centers, retail sales and service uses; residential by special use permit (15 units/acre)
 OVERLAY DISTRICT(S): Entrance Corridor, Airport Impact Area, Managed Steep Slopes
 COMPREHENSIVE PLAN: Core (mix of uses including residential, commercial, retail, office, institutional, employment) and Flex (mix of residential, commercial, retail, office, institutional, and employment) Areas within the Rio29 Small Area Plan. (Margaret Maliszewski)

Action: On motion of Commissioner Moore, seconded by Commissioner Bivins, by a vote of 7:0, the Planning Commission recommended approval of SP2023-07 Home Depot Outdoor Storage, Display, and Sales with the conditions as outlined in the staff report.

- 6b. **ZMA202000012 Montclair (Formerly known as White Gate Village)**
 MAGISTERIAL DISTRICT: White Hall
 TAX MAP/PARCEL: 056E0000000200, 056000000091A0
 LOCATION: 5055 Three Notch'd Road, Charlottesville, VA 22901
 PROPOSAL: Request to rezone two properties totaling 14.9 acres from the RA Rural Area and LI Light Industry zoning districts to the NMD Neighborhood Model District to allow a mixed-use development with up to 122 residential units and 16,500 sq. ft. of non-residential uses.
 PETITION: Request to rezone 12.19 acres from the RA Rural Area zoning district which allows for agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Request to rezone 2.82 acres from the LI Light Industry zoning district which allows industrial, office, and limited commercial uses (no residential use) to NMD Neighborhood Model District which allows for residential (3 – 34 units/acre) mixed with commercial, service and industrial uses. Proposal includes approximately 3 acres of open space and recreational amenities throughout the development. A minimum of 46 and a maximum of 122 residential units are

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proposed at a maximum gross residential density of 8.18 du/acre for the entire development and a maximum net density of approximately 10.9 du/acre for the area designated for development in the Crozet Master Plan. A maximum of 16,500 sq. ft. of non-residential uses are proposed. Request proposed to amend the ACSA jurisdictional area boundary to water and sewer on Tax Map Parcel 56-91A. Request includes sidewalk and planting strip waivers.

ZONING: RA Rural Areas - agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots); LI Light Industry - industrial, office, and limited commercial uses (no residential use)

OVERLAY DISTRICT: Entrance Corridor (EC); Managed and Preserved Steep Slopes.

PROFFERS: No

COMPREHENSIVE PLAN: Middle Density Residential – Residential densities of 6-12 units per acre, up to 18 units per acre for affordable housing or for construction of small-scale housing types: bungalow courts, small and medium multiplexes, accessory dwelling units, live/work units, small single-family cottages, and tiny houses. Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; Neighborhood Density Residential-Residential densities of 3-6 units per acre, housing types including townhomes, single-family attached, single-family detached, accessory dwellings, Secondary uses include religious assembly uses, schools and child care, institutional, and commercial/retail; and Green Systems - parks, greenways, open space, environmental features within the Crozet Master Plan. (Cameron Langille)

Rezoning Action: On motion of Commissioner Bivins, seconded by Commissioner Firehock, by a vote of 5:2 (Commissioner Murray and Commissioner Carrazana against), the Planning Commission recommended approval of ZMA2020-12 Montclair (Formerly known as White Gate Village), with the conditions as recommended by staff, for the reasons stated in the staff report and during the Commissioner's discussion at this meeting.

Private Street Action: On motion of Commissioner Murray, seconded by Commissioner Missel, by a vote of 7:0, the Planning Commission approved the private street authorization as the application demonstrated compliance with the criteria and findings necessary for approval specified by

<p>Sections 14-233 and 14-234 of the Subdivision Ordinance.</p> <p>Sidewalk Action: On motion of Commissioner Murray, seconded by Commissioner Firehock, by a vote of 7:0, the Planning Commission approved the sidewalk variation and exception application as the applicant demonstrated that the application meets the findings of Section 14-203.1(B)(2) and 14-203.1(B)(3) to approve the variations and exceptions, respectively.</p> <p>Planting Strip Action: On motion of Commissioner Murray, seconded by Commissioner Carrazana, by a vote of 7:0, the Planning Commission approved the planting strip variation and exception application as the applicant demonstrated that the application meets the findings of Section 14-203.1(B)(2) and 14-203.1(B)(3) to approve the variations and exceptions, respectively.</p>	
<p>7. Review of Board of Supervisors Meeting:</p> <p>Mr. McDermott gave an overview of the September 20, 2023, Board of Supervisors meeting.</p>	<p><u>Clerk:</u> None</p>
<p>8. Committee Reports.</p> <p>Commissioner Murray: Crozet CAC met and discussed the stream buffer, the NPO Transportation Study, and transportation needs in the area.</p> <p>Commissioner Firehock: Historic Preservation Committee met and discussed the Historic Marker Program.</p>	<p><u>Clerk:</u> None</p>
<p>9. Old Business/New Business:</p> <p>9a. AC44 Update:</p> <p>Mr. McDermott gave an update on an upcoming work session with the planning commission on October 10, 2023. After this meeting, they will begin to work on the Action Steps.</p>	
<p>10. Items for follow-up</p> <p>Commissioner Bivins: Shared with the Commission that if you are using a personal device for your PC Email and use a VPN to check foreign articles, IT will block you as County IT users don't have permissions to visit foreign websites. Commissioner Bivins suggested that you have a separate device for your Albemarle email.</p>	

<p>Commissioner Clayborne:</p> <ul style="list-style-type: none"> • Economic Development Briefing • C'ville Albemarle Joint Meeting • Joint work session with Board of Supervisors. 	
<p>Adjourned at 9:35 pm to next scheduled meeting on Tuesday, October 10, 2023, at 4:00 p.m. in Lane Auditorium.</p>	